

**LIBERTY TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA
ORDINANCE NO. _____**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
LIBERTY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA,
AMENDING THE ZONING CHAPTER OF THE
CODE OF THE TOWNSHIP OF LIBERTY**

WHEREAS, the Board of Supervisors of Liberty Township deem it to be in the interest and welfare of the residents of the Township to amend the Zoning Chapter of the Code of the Township of Liberty.

NOW, THEREFORE, by the authority of and pursuant to the provisions of Article V of Act No. 247, as amended, of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known as, and cited as the "Pennsylvania Municipalities Planning Code"; and any amendments and supplements thereto, and also by the authority of the Second Class Township Code "Act of May 1, 1933 (P.L. 103, No. 69) as amended, be it enacted and ordained by the Board of Supervisors of Liberty Township, Adams County, Pennsylvania, that the Zoning Chapter of the Code of the Township of Liberty is amended and revised as follows:

Section 1: Section 350-201.B shall be amended by adding Subsection (5) to read as follows.

(5) Option 5: Development and/or subdivision without conservation. This option authorizes the development and/or subdivision of lots of ten (10) acres or less and created before the adoption of the Liberty Township Zoning Ordinance of 2005 on June 7, 2005.

Section 2: Section 350-201.C(2) shall be amended by adding Subsection (d) to read as follows.

(d) The entire parcel proposed for Option 5 development, including any new lots resulting from a subdivision of such parcel, shall be considered to be a Designated Development Area. Permitted uses for Option 5 development shall be those Permitted Uses, Special Exception Uses, and Conditional Uses authorized in Section 350-201.C(1) for Designated Development Areas.

Section 3: The introductory paragraph of Section 350-201.D shall be amended to read as follows.

D. Open Space and Development Density Requirements. All development within the C District shall be in accordance with the following open space and density requirements. For development projects using Options 1, 2 or 4, minimum open space and maximum development density shall be calculated by applying the following open space and development density requirements in conjunction with the conservation subdivision design process identified in § 350-315 of this chapter. For development projects using Option 3, maximum development density and minimum open space shall be calculated by applying the following density standard to the entire parcel on which the development is proposed. For development projects using Option 5, maximum development density shall be calculated by applying the following density standard to

the entire parcel on which the development is proposed and no minimum open space shall be required.

Section 4: Section 350-201.D(1) shall be amended by adding Subsection (e) to read as follows.

(e) Option 5: None.

Section 5: Section 350-201.D(2) shall be amended by adding Subsection (e) to read as follows.

(e) Option 5: One unit per acre.

Section 6: Section 350-201.E shall be amended by adding Subsection (3) to read as follows.

(3) Option 5

(a) Minimum Lot Size: One acre.

(b) Minimum Setbacks.

[1] Minimum front yard setback: 25 feet.

[2] Minimum side yard setback: 10 feet.

[3] Minimum rear yard setback: 15 feet.

(c) Maximum Impervious Coverage: 30%

(d) Maximum Building Height: 35 feet.

Section 7: Section 350-202.B shall be amended by adding Subsection (5) to read as follows.

(5) Option 5: Development and/or subdivision without conservation. This option authorizes the development and/or subdivision of lots of ten (10) acres or less and created before the adoption of the Liberty Township Zoning Ordinance of 2005 on June 7, 2005.

Section 8: Section 350-202.C(2) shall be amended by adding Subsection (d) to read as follows.

(d) The entire parcel proposed for Option 5 development, including any new lots resulting from a subdivision of such parcel, shall be considered to be a Designated Development Area. Permitted uses for Option 5 development shall be those Permitted Uses, Special Exception Uses, and Conditional Uses authorized in Section 350-201.C(1) for Designated Development Areas.

Section 9: The introductory paragraph of Section 350-202.D shall be amended to read as follows.

D. Open Space and Development Density Requirements. All development within the AR District shall be in accordance with the following open space and density requirements. For development projects using Options 1, 2 or 4, minimum open space and maximum development density shall be calculated by applying the following open space and development density requirements in conjunction with the conservation subdivision design process identified in § 350-315 of this chapter. For development projects using Option 3, maximum development density and minimum open space shall be calculated by applying the following density standard to the entire parcel on which the development is proposed. For development projects using Option 5, maximum development density shall be calculated by applying the following density standard to the entire parcel on which the development is proposed and no minimum open space shall be required.

Section 10: Section 350-202.D(1) shall be amended by adding Subsection (e) to read as follows.

(e) Option 5: None.

Section 11: Section 350-202.D(2) shall be amended by adding Subsection (e) to read as follows.

(e) Option 5: One unit per acre.

Section 12: Section 350-202.E shall be amended by adding Subsection (3) to read as follows.

(3) Option 5

(a) Minimum Lot Size: One acre.

(b) Minimum Setbacks.

[1] Minimum front yard setback: 25 feet.

[2] Minimum side yard setback: 10 feet.

[3] Minimum rear yard setback: 15 feet.

(c) Maximum Impervious Coverage: 30%

(d) Maximum Building Height: 35 feet.

Section 13: The sections and subsections of this Ordinance are severable. Should any section or subsection be declared by a final order of a court with jurisdiction to be invalid, the remaining sections shall be enforceable as if the invalid portion or portions had not been included.

Section 14: This amendment shall take effect immediately.

ENACTED AND ORDAINED this _____ day of _____, 2026.

LIBERTY TOWNSHIP SUPERVISORS

CHAIRMAN

ATTEST:

SECRETARY